



<b>UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY</b>	
<b>Robertson, Anschutz &amp; Schneid, PL</b> 6409 Congress Avenue, Suite 100 Boca Raton, FL 33487 -and- 130 Clinton Road, Suite 202 Fairfield, NJ 07004 Telephone No.: 973-575-0707 (local) Telephone No.: 561-241-6901 (main) Attorneys for Secured Creditor NATIONSTAR MORTGAGE LLC  Laura M. Eggerman (LE-8250)	<p style="text-align: right;">Order Filed on January 6, 2017 by Clerk U.S. Bankruptcy Court District of New Jersey</p> CASE NO.: 16-10730-CMG  CHAPTER 13  HEARING DATE: January 4, 2017 at 9:00 a.m.  JUDGE: Christine M. Gravelle
<b>In Re:</b>  <b>Denise M Flagg,</b>  <b>Debtor.</b>	

**ORDER VACATING THE AUTOMATIC STAY**

The relief set forth on the following page, numbered two (2), is hereby **ORDERED**.

**DATED: January 6, 2017**

  
\_\_\_\_\_  
Honorable Christine M. Gravelle  
United States Bankruptcy Judge

**Page 2**

Debtors: **Denise M Flagg**  
Case No.: **16-10730-CMG**  
Caption of Order: **Order Vacating Automatic Stay**

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Upon the motion of Robertson, Anschutz & Schneid, PL, attorneys for Secured Creditor, NATIONSTAR MORTGAGE LLC, under Bankruptcy Code § 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED as follows:

1. The automatic stay instituted by Bankruptcy Code § 362 is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in regard to the real property located at 9-2 Victoria Court, Freehold, NJ 07728.
2. Secured Creditor may join the Debtor(s) and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.
3. Attorneys' fees in the amount of \$350.00 and costs in the amount of \$176.00 are awarded for the prosecution of this Motion for Relief from Stay.

Secured Creditor shall serve this Order on the Debtor(s), any trustee, and any other party who entered an appearance on the motion.

4. Movant may pursue any and all loss mitigation options with respect to the Debtor(s) or the real property described above, including but not limited to repayment agreement, loan modification, short sale or deed-in-lieu of foreclosure

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Denise M Flagg  
Debtor

Case No. 16-10730-CMG  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jan 06, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 08, 2017.

db +Denise M Flagg, 9-2 Victoria Court, Freehold, NJ 07728-3917

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 08, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 6, 2017 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Albert Russo docs@russotrustee.com  
Brian W. Hofmeister on behalf of Debtor Denise M Flagg bwh@hofmeisterfirm.com  
Denise E. Carlon on behalf of Creditor JPMorgan Chase Bank, N.A. dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Hubert C. Cutolo on behalf of Creditor Wyndham Place at Freehold Condominium Association,  
Inc. hcutolo@cutololaw.com  
Laura M. Egerman on behalf of Creditor Nationstar Mortgage LLC legerman@rasnj.com,  
gshasa@rasnj.com, bmusarra@rasnj.com, bkyecf@rasflaw.com  
Patrick O. Lacsina on behalf of Creditor Nationstar Mortgage LLC gshasa@rasnj.com,  
bmusarra@rasnj.com, bkyecf@rasflaw.com, legerman@rasnj.com

TOTAL: 7